

Gorgeous unique town house in Beziers historical centre, 4 bedrooms, 2 terraces plus a garage - a rare find.



## INFORMATION

Town:	Béziers
Department:	Hérault
Bed:	4
Bath:	3
Floor:	184 m2
Plot Size:	44 m2



## IN BRIEF

An elegant character home in the heart of historic Béziers, affectionately known as "Le Petit Paris" for its refined architecture and grand Haussmannian façades.

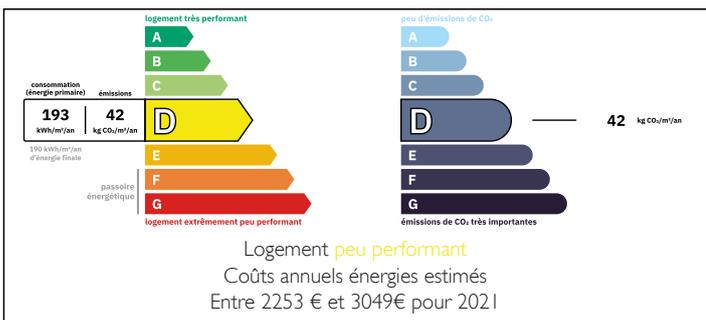


Tucked away on a peaceful street just moments from restaurants, cafés, boutiques and iconic landmarks, this property offers the perfect balance of vibrant city living with easy access to the Mediterranean coast, airport and surrounding countryside.



Offering 184m<sup>2</sup> of beautifully proportioned living space, the house is filled with natural light and timeless charm. High ceilings, generous rooms and preserved period features create an atmosphere of understated elegance throughout.

## ENERGY - DPE



The accommodation includes a superb living and dining room with fireplace, a spacious kitchen with

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: **2835 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

This property is situated in a quiet street, close to all amenities, in the historic centre of Beziers. With 184m<sup>2</sup> of living space over three floors

On the ground floor :

Entrance hall of 4m<sup>2</sup>,  
Bedroom/office of 20.5m<sup>2</sup>,  
Bathroom of 7.5 m<sup>2</sup>,  
Garage of 35m<sup>2</sup>,  
Laundry/boiler room of 3m<sup>2</sup>.

First floor:

Large living/dining room with fireplace of 23m<sup>2</sup>,  
Large Kitchen/dining room of 22m<sup>2</sup>,  
Scullery of 2m<sup>2</sup>,  
Terrace of 15m<sup>2</sup>.

On the second floor

Bedroom of 23m<sup>2</sup>,  
Bedroom of 20m<sup>2</sup>,  
Bathroom and toilet  
Storage room/cupboard of 2m<sup>2</sup>.

On the third floor:

Bedroom of 29m<sup>2</sup>,  
Bathroom of 22.30m<sup>2</sup> with wc.

Spiral staircase accessing the 29m<sup>2</sup> roof terrace, super private with magnificent views all the way to the sea.

Gas central heating, Partial double glazing, Large garage, 2 terraces.

Béziers is only 14.5 km from the airport and 16 km from the sea.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>